## A. INTRODUCTION

### 1. COMMUNITY VISION

The Wrench Ranch Annexation extends the northern boundary of the City of Sheridan. The Vision of the Annexation includes the creation of a visually cohesive, integrated pattern of development that is both northern gateway to Sheridan, an extension of the a city thoroughfare and an understandable northern terminus of the city. The Wrench Ranch Phase I Master Plan will create an identifiable retail shopping area, a clear and understandable boundary to the industrial area on the north end of Sheridan, and a healthy, mixed–use development including office, retail and residential development.

### 2. MASTER PLAN GOALS

a. Long Range Planning. The intent of the Master Plan is to provide a long–range plan for the future that will encourage carefully planned and orchestrated development of high quality.

b. Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks. Incompatable uses will generally separated and/or buffered with landscaping.

c. Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.

d. Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed–use district within Sheridan.

e. Continuity. The Master Plan is to provide for a logical extension of North Sheridan, including Industrial Drive and Sheridan's parks, open spaces, and trails systems.

## B. GENERAL PROVISIONS

### 1. PURPOSE AND INTENT

This Master Plan contains information that is necessary for the planning of development within the Wrench Ranch Phase I. The purpose of this Master Plan is to provide in one location all the essential Guidelines, Standards, and Regulations to be used in preparing a development proposal in the Wrench Ranch Phase I.

### 2. RELATIONSHIP TO THE CITY OF SHERIDAN MUNICIPAL CODE

The Guidelines, Standards and Regulations of this Master Plan contain most of the information needed for Development within the Wrench Ranch Phase I Master Plan area. The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code.

In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

### 3. FUTURE APPROVALS

This Master Plan will be exempt from future modifications to the Sheridan Municipal Code as it pertains to setbacks, building height, and density.

### 4. TERMS AND DEFINITIONS

Terms used throughout this Document shall take their commonly accepted meanings and as herein defined. In the event of conflicts between these definitions and those of the Sheridan Municipal Code, the Terms and Definitions of this Document shall take precedence.

### 5. HEIGHT AND BULK STANDARDS

All buildings constructed within this Master Plan will be subject to the specific height and bulk standards set forth in this Master Plan.

## C. GENERAL MASTER PLAN CRITERIA

### 1. ALLOWED USES

Each of the (4) defined planning areas shall include a list of permitted, conditional, limited and accessory uses unique to that planning area.

### 2. DEFINED PLANNING AREAS

a. MU – Mixed Use
b. LI – Light Industrial
c. OS – Parks & Open Space
d. C – Commercial

### 3. DENSITY AND FLOOR AREA RATIONS (F.A.R.)

Each of the (4) defined planning areas shall include specific limitations on the number of dwelling units and/or building area. The dwelling unit and floor area limitations and definitions contained within this Master Plan take precedence over the City of Sheridan Municipal Code and all other codes, ordinances, regulations, and standards.

### 4. OPEN SPACE

The Common Open Space provided within the Wrench Ranch Phase I is not less than 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

a. Configuration: The open space areas and landscaping shall be configured in such a way as to protect viewsheds frompublic roads and recreational areas. Open space shall buffer existing uses to help ensure compatibility with future development.

b. Dedication & Easements: All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.

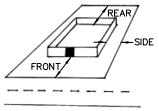
c. Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.

d. Area Restrictions: Areas occupied by drainage channels, draws, cliffs, easements and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.

e. All open spaces are accessible to the general public.

### 5. SETBACKS

Each of the (4) defined planning areas shall include specific setback standards. The setbacks established as part of this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.




### 6. LIMITS ON LOT COVERAGE

The Mixed Use Area includes specific residential lot coverage standards. The lot coverage standards established in this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the Sheridan Municipal Code.

### 7. SIGNS

All signs within the Wrench Ranch Phase I shall comply with the City of Sheridan Municipal Code. Layout, dimensions, and materials shall be submitted for review as part of all future development applications.

### 8. BUILDING HEIGHT

Building Height will be measured as follows:

a. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.

b. Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.

c. Finished grade shall be consistent with an approved grading and drainage plan, as applicable, and best management practices and shall be consistent and compatible with surrounding properties.

### 9. DIMENSIONAL STANDARDS

Each of the (4) defined planning areas shall include specific dimensional standards.

### 10. DESIGN STANDARDS

Each of the (4) defined planning areas shall include Design Guidelines and Standards. These will be in harmony with the Junction Corridor Requirements and the Gateway Ordinance.

## D. NOTES AND PROVISIONS

1. TOTAL ACREAGE: 180 +/– acres

2. EXISTING ZONING: City of Sheridan Gateway District

3. The Wrench Ranch will be developed in phases. This Master Plan covers only Phase I. See Phasing Diagram (Sheet P–1).

4. PARKING REQUIREMENTS

| USE | SPACES | UNIT |
|---|---|---|
| Churches | 1 | Per five seats |
| Single Family | 2 | Per dwelling unit |
| Two Family | 2 | Per dwelling unit |
| Multi–family | 1.5 | Per dwelling unit |
| Medical Facilities including but not limited to: urgent care, Out–patient, medical and dental clinics | 1 | Per bed or 100 SF |
| Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions | 1 | Per three beds, plus one additional space per employee |
| Bed and Breakfast | 1 | Per unit |
| Veterinary Clinic | 1 | Per 200 SF |
| Commercial | 1 | Per 100 SF |
| Colleges and Universities | 1 | Per 5 seats |
| Recreation Facilities | 1 | Per 250 SF |
| Private club | 1 | Per 200 SF |
| Office and Institution | 1 | Per 350 SF |
| Restaurant or Bar | 1 | Per 2.5 seats |
| Banks, post office, business and professional and government offices | 1 | Per 300 SF |
| Hotel | 1 | Per bedroom |
| Retail | 1 | Per 200 SF |

a. Parking shall be accessed by alleys or rear lanes, when such are available.

b. Open parking areas shall be masked from the street frontage by a building or plantings. See Landscape Standards (Sheet L–2).

c. Residential garage parking spaces shall count towards meeting the parking requirement.

d. All uses not covered in the above parking table shall follow the standards established by the City of Sheridan's zoning ordinance.

e. Bicycle racks shall be provided for 5% of all building users.

f. Mixed–Use Shared Parking: The standard calculations for a Mixed–Use development may be reduced by up to 15% with a Shared–Parking agreement approved by the City of Sheridan.

5. Landscaping will meet or exceed the City of Sheridan Municipal Code Landscaping Standards. Final Landscape Design will be submitted for approval as part of a Subdivision submittal or development approval process.

6. Landscape buffers and setbacks will be provided throughout the Master Plan and will be subject to review at the time of Subdivision submittal or development approval process.

7. Setbacks, screening, landscaping and berming will be used to buffer development.

8. The Light Industrial zone will be used as a transition between the existing Heavy Industrial property along Industrial Drive and the Mixed Use zone to the North. The Light Industrial zone will be buffered from the Mixed Use zone by specific setback, screening and landscaping requirements that will be subject to review at the time of Subdivision submittal or development approval process.

9. North Main/Decker Road is Wyoming State Highway 338 and is under the jurisdiction of WYDOT and is anticipated to be developed in compliance with WYDOT standards.

10. The developer is responsible for providing conduit crossings of the roadways, detached walks, and other surface features, including ditches. Specific crossing locations will be determined when system design is complete and provided at the time of final plat.

11. Per the Gateway Ordinance, detention areas with the intent of continuation of historic drainage routes and flows will be dedicated to the City of Sheridan.

12. Drainage will be conveyed to detention ponds throughout the Master Plan area through a combination of surface and underground facilities. Surface water will be detained and released at the historic rate per City of Sheridan Standards.

13. Final street names will be provided at the time of final plat.

14. All activity within the Master Plan area shall meet applicable City noise standards for the appropriate planning area at the boundary of the Master Plan.

15. PROCEDURES FOR DESIGN REVIEW

All new development and redevelopment that meets the criteria for Substantial Improvement per City of Sheridan Zoning Ordinance shall be required to submit site plan and detailed façade drawings. Requests for building and site review shall be reviewed and approved by the Planning Commission of the City of Sheridan prior to building permit approval for any such project.

a. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.

b. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

16. SPECIFIC SUPERSEDES THE GENERAL

The Table of Permitted Principal Uses identifies uses both specifically and generally. If a use is not specifically identified, then the more general listing of similar uses shall apply. However, if a use is specifically identified, that listing, not the general shall determine the appropriate zone for the use.

17. ACCESSORY USES INCLUDED

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use–specific regulations stated in the Master Plan except as otherwise expressly approved by the City for an accessory dwelling unit, no accessory structure or building shall include a dwelling unit.

19. All sketches provided on sheets LU–1 through LU–5 are purely conceptual and should not be considered a limiting factor in design.

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## GENERAL PRINCIPLES, GUIDELINES & STANDARDS
### SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

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DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLM
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. S09003

SHEET NO. LU-1

## A. INTRODUCTION – MIXED USE

### 1. GENERAL DESCRIPTION

The Mixed Use (MU) Planning Area will serve the business, commercial and residential needs of the Wrench Ranch Phase I Master Plan. The area will include a mixture of businesses, housing, restaurants and offices. The area is intended to be pedestrian–oriented and to be characterized by buildings with outdoor corridors that lead people through the development.

## B. PRINCIPAL USES

The following Table (MU Permitted Uses–Mixed Use) the symbol "P" indicates the uses that shall be permitted in the Mixed–Use District. Uses not permitted are indicated with the symbol "X".

| TABLE MU PERMITTED USES–MIXED USE | PERMITTED |
|---|---|
| A. RESIDENCES & OTHER LIVING ACCOMMODATION | |
| Single Family Housing | P |
| Boarding, rooming houses | P |
| Family–care homes | P |
| Group–care homes | P |
| Group–care institutions | P |
| Residential rehabilitation facility | P |
| Town home dwelling | P |
| Two, three and four family dwellings | P |
| Mobile Home Parks | X |
| Hotel | P |
| B. CONSUMER GOODS AND SERVICES | |
| Bed and breakfast establishments | P |
| Commercial Shopping Center | P |
| Copy shops and printing services including typesetting | P |
| Daycare Centers | P |
| Daycare Home | P |
| Financial Institutions | |
| 1. Financial site, drive–up facility not located on same lot as principal use. | P |
| 2. Financial Automatic teller Machines | P |
| Gasoline sales in conjunction with or without retail use | P |
| Hardware, building materials or Garden Stores | P |
| 1. With outdoor display | X |
| Office uses including: Medical or dental offices and clinics, professional offices, & general business use | P |
| Personal service shops | P |
| Retail sales–General | P |
| Retail sales–Ambulatory Vendor | P |
| Retail sales–Mobile Vendor Cart | P |
| Small Animal Veterinary clinics & hospitals | P |
| C. BUSINESS–TO BUSINESS GOODS AND SERVICES | |
| Business service establishments | P |
| Catering establishment | P |
| Commercial laundries and linen services | P |
| Data, radio, TV or other broadcasting facilities | P |
| 1. Without outdoor transmission or receiving facilities | P |
| 2. With outdoor transmission or receiving facilities | X |
| General administrative offices | P |
| Medical, dental and optical laboratories and research facilities | P |
| D. EDUCATIONAL, RELIGIOUS, AND CULTURAL USES | |
| Colleges, universities (Satellite Office) | P |
| Convention and Conference Centers | X |
| Libraries, museums or art centers including accessory education facilities | P |
| Performing areas centers, auditoriums and other places of assembly | X |
| Places of religious assembly including churches, synagogues or temples | P |
| Schools, daycare center facilities, offices other than the administration of the principal use of commercial activities (eg. Retail Stores) | P |
| Public and private schools for kindergarten, elementary or secondary education | P |
| Special schools such as martial arts, dance or other similar personal skills instruction | P |
| Trade or vocational schools | P |
| E. RECREATION, SOCIAL, AND ENTERTAINMENT USES | |
| Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan | X |
| Indoor commercial recreation facilities | P |
| Live entertainment establishment with indoor and outdoor seating or activity area | P |
| Private membership clubs for health, recreation and athletic facilities | P |
| Public and private open space | P |
| Public and private parks and playgrounds | P |
| Public and private play fields, courts, recreation centers and other public recreation facilities with associated dining facilities | P |
| Reception/banquet hall | P |

| TABLE MU PERMITTED USES–MIXED USE (con't.) | PERMITTED |
|---|---|
| Restaurants | P |
| 1. Restaurants with outside eating area | P |
| 2. Restaurants with drive–in facilities | P |
| Social, fraternal clubs and lodges | P |
| F. STORAGE, PARKING, AND TRANSPORTATION USES | |
| Bus, railroad, public transit terminal | P |
| Parking lots to serve other principal uses within the district | P |
| G. PUBLIC AND INSTITUTIONAL USES | |
| Emergency services, rescue squad/ambulance services | P |
| Essential municipal, private and public utility uses, facilities, services, and structures | P |
| Government administrative and service offices | P |
| Medical facilities including but not limited to urgent care, outpatient clinic, and medical and dental clinics | P |
| H. AGRICULTURAL USES | |
| Continued agricultural production on undeveloped portions of the Master Plan | P |

## C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

| USE | Permitted |
|---|---|
| Accessory dwelling unit | P |
| Automated Teller Machine (ATM) | P |
| Cafeteria, Dining Halls and Similar Food Services | P |
| Car Wash Bay | P |
| Shelter for household pets | P |
| Dwelling unit for owner, caretaker or employee | P |
| Fences, hedges or walls | P |
| Home occupation | P |
| Offices to operate principal use | P |
| On–premise signs | P |
| On–site daycare centers(for employees children) | P |
| Playhouses, patios, cabana, porches and gazebos | P |
| Incidental household storage buildings | X |
| Play lots, recreation facilities, on–site management office, laundry facilities for use by residents only | P |
| Production of fermented malt beverages, malt, special malt and vinous and spirituous liquors (brew pub) | P |
| Recycling collection point | P |
| Residential garages and carports | P |
| Restaurants, bars, newsstands, gift shops, clubs, managerial offices and lounges | P |
| Retail sales of goods as part of permitted industrial and warehouse uses | P |
| Retail sales of goods produced onsite as part of allowed agricultural uses | X |
| Satellite dish antennas accessory to residential uses | P |
| Satellite dish antennas accessory to nonresidential uses (not including home occupations) | P |
| Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers | X |
| Swimming pools and hot tubs accessory to residential uses | P |
| Other accessory uses as determined by the City Planning Director to meet accessory criteria | P |

## D. MIXED–USE DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Master Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

TABLE MU–2
MIXED–USE SETBACK & HEIGHT STANDARDS

| Location | Width/Height |
|---|---|
| Building Setback | |
| Arterial | 15' |
| Local–through Street | 15' |
| Local Internal Streets | 15' |
| Commercial Side (20' Combined) | 5' Minimum |
| Side "Common Wall" | 0' |
| Residential Side | 5' |
| Front | 15' |
| Rear | 15' |
| Height Limitations (varies by location, see Master Plan) | |
| Commercial Principal Use | 45',35' |
| Residential Principal Use | 45',35' |

1. Setbacks – all setback are measured from the Property Line/R.O.W.

## E. SPECIAL STANDARDS

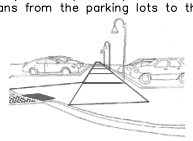
Special development standard related to MU Mixed–Use include the following:

1. ENCROACHMENTS/PROJECTIONS INTO SETBACKS:
   a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback line.
   b. Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.
   c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
   d. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

## F. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.

2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are required to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.



## G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION
   a. Site buildings to face the primary street frontage.
   b. Provide clearly articulated pedestrian–oriented entries.
   c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
   d. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
   e. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
   f. Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.

2. VEHICULAR CIRCULATION AND PARKING
   a. Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

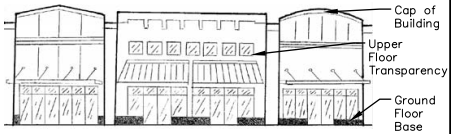
3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
   c. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
   d. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
   e. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
   f. Locate accessory structures behind buildings.

## H. ARCHITECTURE – MIXED USE PRINCIPLES (MU)

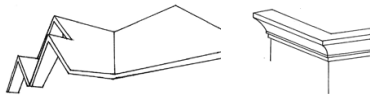
1. Design clearly articulated human scale buildings.
2. Use tower elements at corners designed to punctuate street intersections.
3. Orchestrate building structural bays to create repetitive building rhythms.

## I. ARCHITECTURAL GUIDELINES – MIXED–USE (MU)

1. BUILDING MASSING AND FORM
   a. Segment buildings into three major components: the ground floor base that anchors the building to the ground; the upper story façade that provides transparency, and the cap that terminates the top of the building.




   b. Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.
   c. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   d. Design the building masses to provide continuity with adjacent structures.
   e. Terminate the top of the building with a distinctive pitched roof or cornice.



   f. Avoid large, monumental, undifferentiated and scale–less building masses.

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## MIXED USED PRINCIPLES, GUIDELINES & STANDARDS
### SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

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| DATE: 9/16/09 | |
| DESIGNED BY: JES | PROJECT NO. S09003 |
| DRAWN BY: NLM | |
| CHECKED BY: JES | |
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| VERT: NA | |

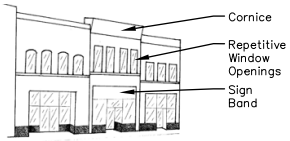
g. Punctuate the skyline with corner towers. Tower elements provide a proper termination of converging street walls, accentuating the corner.

2. GROUND FLOOR STOREFRONT BASE

a. Use commercial storefront heights to allow natural light to penetrate interiors. Storefront minimum height: 10'.

3. UPPER STORY FACADES

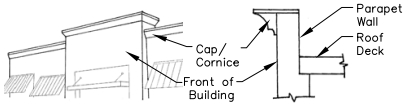
a. Emphasize horizontal building features such as continuous cornice elements, repetitive window openings and sign bands that provide architectural continuity between neighboring buildings.




4. ROOF CAP

a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

I. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.




II. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.

III. Support pitched roof eave overhangs with corbels or brackets.

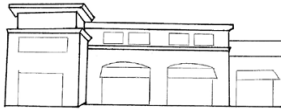
IV. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.

V. Avoid radical roof pitches that create overly prominent or out-of-character buildings.

VI. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers

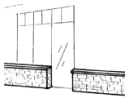
Vary Roof Lines/Heights



VII. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

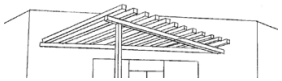
5. MASONRY OR STONE BASE

a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



6. AWNINGS/SUNSHADES

a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



b. Do not obstruct transom windows with awnings.

c. Internally illuminated awnings are prohibited. Awnings shall not be back-lighted.

d. Construct awnings of durable material.

7. BUILDING MATERIALS

a. Use building materials such as brick, stone and wood that help interpret the size of the building.

b. Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete.

c. Avoid an excessive variety of façade materials.

d. The following building materials are permitted:

I. Building Base and Facades:
- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)(Recommend split face)
- Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural
- Stucco
- Metal wall panels, Corrugated, standing seam, etc. (Use with discretion) (Less than or equal to 15% coverage)
- Tile
- Cultured Stone

II. Roofs:
- Composite Roofing (Architectural grade dimensional fiberglass mat shingles)
- Concrete Shakes (Raked to mimic a natural wood shake)
- Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
- Rolled metal or single-ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)
- Brackets, Corbels and Beams
- Wood, Dimensional (Beams)

III. Windows:
- Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## MIXED USED PRINCIPLES, GUIDELINES & STANDARDS
### SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

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400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

| | |
|---|---|
| DATE: 9/16/09 | |
| DESIGNED BY: JES | PROJECT NO. S09003 |
| DRAWN BY: NLM | |
| CHECKED BY: JES | |
| SCALE | SHEET NO. |
| HORIZ: NA | LU-3 |
| VERT: NA | |

## A. INTRODUCTION – LIGHT INDUSTRIAL

### 1. GENERAL DESCRIPTION

The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research & development, assembly of materials, goods and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the Master Plan area and to buffer Mixed–Use areas from the existing heavy industry to the South.

## B. PRINCIPAL USES

The following Table (LI Permitted Uses–Light Industrial) the symbol "P" indicates the uses that shall be permitted in the Light Industrial District. Uses not permitted are indicated with the symbol "X".

| TABLE LI PERMITTED USES–LIGHT INDUSTRIAL | PERMITTED |
|---|---|
| A. OFFICES USE TYPES | |
| General Offices | P |
| Financial Offices | P |
| Medical Offices | P |
| Combination offices use types | P |
| B. COMMERCIAL USE TYPES | |
| Agricultural sales & Service | P |
| Automotive service, repair & rental | P |
| Business Park | P |
| Commercial center | P |
| Communication services | P |
| Construction sales & service | P |
| Consumer repair services | P |
| Copy shops and printing services including typesetting | P |
| Fire Hall & Fire Fighter training Facility | P |
| Food sales | P |
| Daycare home | P |
| Funeral services | P |
| General retail | P |
| Laundry | P |
| Liquor sales | P |
| Maintenance and service facility | P |
| Medical clinic | P |
| Office Warehouse | P |
| Veterinary clinics | P |
| Veterinary hospitals | P |
| Data, radio, TV or other broadcasting facilities | P |
| 1. Without outdoor transmission or receiving facilities | P |
| 2. With outdoor transmission or receiving facilities | X |
| 3. With roof/building mount transmission or receiving facilities | P |
| General administrative offices | P |
| Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan | X |
| Indoor commercial recreation facilities | P |
| Bus, railroad, public transit terminal | P |
| Parking lots to serve other principal uses within the district | P |

## C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

| USE | PERMITTED |
|---|---|
| Automated Teller Machine (ATM) | P |
| Cafeteria, Dining Halls and Similar Food Services | P |
| Car Wash Bay | P |
| Fences, hedges or walls | P |
| Offices to operate principal use | P |
| On–premise signs | P |
| Recycling collection point | P |
| Retail sales of goods as part of permitted industrial and warehouse uses | P |
| Satellite dish antennas accessory to nonresidential uses | P |
| Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers | X |
| Other accessory uses as determined by the Planning Director to meet accessory criteria | P |

## D. LIGHT INDUSTRIAL DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

TABLE LI–2
LIGHT INDUSTRIAL SETBACK & HEIGHT STANDARDS

| Location | Width/Height |
|---|---|
| Building Setbacks (Industrial Uses) | |
| Front, Side, Rear | 50' |
| Building Setbacks Commercial Uses) | |
| Front | 15' |
| Side Yard–Within Planning Area | 15' |
| Rear | 15' |
| Height Limitations | |
| Commercial Principal Use (4 story Max.) | 45' or 4 stories |

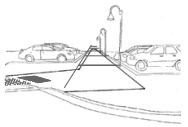
## E. SPECIAL STANDARDS

Special development standard related to Light Industrial (LI) include the following:

1. SETBACKS – All setback are measured from the Property Line.
2. ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)
   a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
   b. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
   c. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

## F. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas.



3. Locate stand alone satellite building at site entrances to "announce" entry.

## G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION
   a. Site buildings to face the main street frontage.
   b. Provide clearly articulated pedestrian–oriented entries.

   c. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.

   d. Site buildings to concentrate continuous pedestrian activity along the street.
   e. Avoid placing service areas where they are visible from adjacent buildings or streets.
   f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
   g. Locate accessory structures behind buildings.
   h. Orient primary building storefront openings towards the street.
2. VEHICULAR CIRCULATION AND PARKING
   a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.
3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Locate loading docks, trash enclosures and service areas away from the street frontage.
   c. Locate accessory structures behind buildings.
   d. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

## H. ARCHITECTURE – LIGHT INDUSTRIAL USE PRINCIPLES (LI)

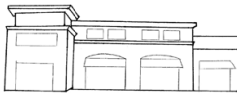
1. Design clearly articulated human scale buildings.
2. Orchestrate building structural bays to create repetitive, non–monotonous building rhythms.

## I. ARCHITECTURAL GUIDELINES – LIGHT INDUSTRIAL (LI)

1. BUILDING MASSING AND FORM
   a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.
   b. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   c. Avoid large, monumental, undifferentiated and scale–less building masses.
2. ROOF CAP
   a. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
   b. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

      Cross Gables
      Roof Monitors
      Vertical Tower Elements
      Roof Dormers

      Vary Roof Lines/Heights



   c. Use discretion to conceal rooftop mechanical equipment, antenna, satellite dishes, etc. shall be completely screened within a penthouse or hidden behind a roof parapet.

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
## SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
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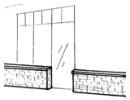
| | |
|---|---|
| DATE: 9/16/09 | |
| DESIGNED BY: JES | PROJECT NO. S09003 |
| DRAWN BY: NLM | |
| CHECKED BY: JES | |
| SCALE | SHEET NO. |
| HORIZ: NA | LU-4 |
| VERT: NA | |

3. MASONRY OR STONE BASE

a. Define the base of storefront buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. BUILDING MATERIALS

a. Avoid large, featureless building surfaces such as large all glass, all concrete tilt, or all metal panel walls.

b. Avoid an excessive variety of façade materials.

c. The following building materials are permitted:

I. Building Base:
- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)
- Quality Metal Panels (Less than or equal to 15% coverage)
- Masonry, Stone (ie. Ashler–laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer ( ie. Brownstone, sandstone, slate)
- Metal, Structural (Less than or equal to 15% coverage)
- Metal wall panels, Corrugated, standing seam, etc. (Less than or equal to 15% coverage)
- Cultured stone
- Tile

II. Roofs:
- Composite Shingle Roofing
- Concrete Shakes
- Metal, Standing Seam
- Rolled metal or single–ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)
- Brackets, Corbels and Beams
- Wood, Dimensional (Beams)

III. Windows:
- Glass, transparent, mirrored or tinted
- Polycarbonate

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Block
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
## SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
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DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLM
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. S09003

SHEET NO. LU-5

## A. INTRODUCTION – COMMERCIAL

### 1. GENERAL DESCRIPTION

The Commercial (C) Planning Area will serve the business and commercial needs of the Wrench Ranch Phase I Master Plan and will serve as a commercial hub for the North end of Sheridan. The area will include a mixture of vehicular and pedestrian–oriented businesses, restaurants, and offices. The area is intended to be able to be reached by pedestrians from the Mixed–Use (MU) zone of the Master Plan as well as by vehicle from out of the district.

## B. PRINCIPAL USES

The following Table (C Permitted Uses–Commercial) the symbol "P" indicates the uses that shall be permitted in the Commercial District. Uses not permitted are indicated with the symbol "X".

| TABLE C PERMITTED USES–COMMERCIAL | PERMITTED |
|---|---|
| A. OFFICES USE TYPES | |
| General Offices | P |
| Financial Offices | P |
| Medical Offices | P |
| B. COMMERCIAL USE TYPES | |
| Agricultural sales & Service | P |
| Business Park | P |
| Commercial center | P |
| Communication services | P |
| Construction sales & service | P |
| Consumer repair services | P |
| Copy shops and printing services including typesetting | P |
| Food sales | P |
| General retail | P |
| Laundry | P |
| Liquor sales | P |
| Medical clinic | P |
| Veterinary clinics | P |
| Veterinary hospitals | P |
| General administrative offices | P |
| Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan | X |
| Indoor commercial recreation facilities | P |
| Bus, railroad, public transit terminal | P |
| Parking lots to serve other principal uses within the district | P |

## C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

| USE | Permitted |
|---|---|
| Automated Teller Machine (ATM) | P |
| Cafeteria, Dining Halls and Similar Food Services | P |
| Car Wash Bay | P |
| Fences, hedges or walls | P |
| Nurseries and greenhouses | P |
| Offices to operate principal use | P |
| On–premise signs | P |
| Recycling collection point | P |
| Retail sales of goods as part of permitted industrial and warehouse uses | P |
| Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes and trees | P |
| Satellite dish antennas accessory to nonresidential uses | P |
| Screened outdoor storage or sale of construction materials, plants, and gardening materials located adjacent to a retail establishment and not exceeding five percent of the gross indoor floor area of the retail establishment. | P |
| Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers | X |
| Other accessory uses as determined by the Planning Director to meet accessory criteria | P |

## D. PROHIBITED USES

Prohibited Uses shall be as described in Sheridan Zoning Code Zone B–2.

## E. COMMERCIAL DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

TABLE C–2
COMMERCIAL SETBACK & HEIGHT STANDARDS

| Location | Width/Height |
|---|---|
| Building Setback | |
| I–90 | 25' |
| N. Main | 15' |
| Industrial Drive/Russell Drive | 15' |
| Adjacent to CO | 15' |
| Local Internal Streets | 15' |
| Side Yard–Within Planning Area | 15' |
| Side "Common Wall" | 0' |
| Rear | 15' |
| Height Limitations | |
| Commercial Principal Use (4 story Max.) | 45' |

## F. SPECIAL STANDARDS

Special development standard related to Commercial include the following:

1. SETBACKS – All setback are measured from the Property Line.
2. ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)
   a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
   b. Encroachments and projections into easements must be approved by the basement holder and the City of Sheridan.
   c. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

## G. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.
3. Locate stand alone satellite building at site entrances to "announce" entry.

## H. SITE PLANNING GUIDELINES

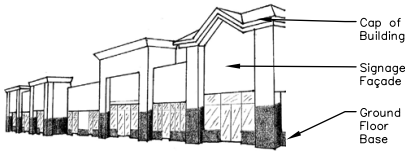
1. BUILDING SITING AND ORIENTATION
   a. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
   b. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
   c. Orient primary building storefront openings towards the street or formal open space areas as opposed to rear parking areas.
   d. Site buildings to face the main street frontage.
   e. Provide clearly articulated pedestrian–oriented entries.
2. VEHICULAR CIRCULATION AND PARKING
   a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
   b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
   c. Provide bicycle parking.
   d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.
3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE
   a. Avoid placing service areas where they are visible from adjacent buildings or streets.
   b. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
   c. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
   d. Locate accessory structures behind buildings.
   e. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
   f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.

## I. ARCHITECTURE – COMMERCIAL USE PRINCIPLES (C)

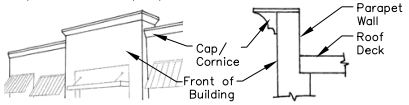
1. Design clearly articulated human scale buildings.
2. Orchestrate building structural bays to create repetitive, non–monotonous building rhythms.

## J. ARCHITECTURAL GUIDELINES – COMMERCIAL (C)

1. BUILDING MASSING AND FORM
   a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.




   b. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
   c. Avoid large, monumental, undifferentiated and scale–less building masses.
2. ROOF CAP
   a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:
      I. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.

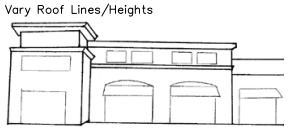



      II. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
      III. Support pitched roof eave overhangs with corbels or brackets.

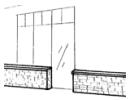
      IV. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
      V. Avoid radical roof pitches that create overly prominent or out–of–character buildings.
      VI. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers

Vary Roof Lines/Heights



      VII. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.
3. MASONRY OR STONE BASE
   a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS
## SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
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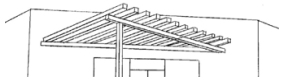
| DATE: 9/16/09 | |
| DESIGNED BY: JES | PROJECT NO. S09003 |
| DRAWN BY: NLM | |
| CHECKED BY: JES | |
| SCALE | SHEET NO. |
| HORIZ: NA | LU-6 |
| VERT: NA | |

4. AWNINGS/SUNSHADES

a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



b. Do not obstruct transom windows with awnings.

c. Internally illuminated awnings are prohibited. Awnings shall not be back lighted.

d. Construct awnings of durable material.

5. BUILDING MATERIALS

a. Use building materials such as brick, stone and wood that help interpret the size of the building.

b. Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete.

c. Avoid an excessive variety of façade materials.

d. The following building materials are permitted:

I. Building Base and Facades:
- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)(Recommend split face)
- Masonry, Stone (ie. Ashler–laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural
- Stucco
- Metal wall panels, Corrugated, standing seam, etc. (Use with discretion) (Less than or equal to 15% coverage)
- Tile
- Cultured Stone

II. Roofs:
- Composite Roofing (Architectural grade dimensional fiberglass mat shingles)
- Concrete Shakes (Raked to mimic a natural wood shake)
- Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
- Rolled metal or single–ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)
- Brackets, Corbels and Beams
- Wood, Dimensional (Beams)

III. Windows:
- Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:
- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

A. INTRODUCTION – FUTURE OPEN SPACE/RIGHT OF WAY

1. GENERAL DESCRIPTION

The Future Open Space/Right of Way (FUT) Planning Area covers the portion of the Phase 1 Master Plan that's final use is unknown at this time. FUT areas will be maintained by the primary land owner, John E. Rice and Sons, Inc. or its designee.

The property may be used for signage, ranch operations or private open space until its final use as right of way or open space is determined.

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS
## FUTURE OPEN SPACE/RIGHT OF WAY GUIDELINES & STANDARDS
## SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801

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ARCHITECTS • ENGINEERS • SURVEYORS
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400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 9/16/09
DESIGNED BY: JES
DRAWN BY: NLM
CHECKED BY: JES
SCALE
HORIZ: NA
VERT: NA

PROJECT NO. S09003

SHEET NO. LU-7

## A. INTRODUCTION – OPEN SPACE

### 1. GENERAL DESCRIPTION

The parks and open space within the Wrench Ranch Annexation will service residents and daytime users with active and passive recreational uses and amenities. The open space will include trails, native open space, habitat and raparian preservation corridors. The final trail locations will be linked into the existing Goose Creek Trail and also provide links to future trail locations. Trails and pedestrian sidewalks are to be located within landscape buffers, street rights of way, parks and open spaces. All open space uses shall be accessible to the general public, except in cases where they preserve sensitive habitat, and the land is permanently maintained in a natural state. Open space shown on the final plat will be dedicated to the City of Sheridan upon recordation of said final plat.

Open Space Requirement:
17% of the site is to be preserved and dedicated as public and/or private open space and is to be in compliance with the standards set forth in the CIty of Sheridan Municipal Code Gateway Ordinance. Open space areas must be configured with no dimension less than one hundred feet. Limited exceptions to this rule may be made, for example, for trail connections or for landscaping buffers. Areas occupied by drainage channels, draws, cliffs, and land areas with grades in excess of six percent shall not compromise more than fifty percent of the open space area.

### 2. SPECIAL USES

Special development standards related to the Open Space/Parks District include the following:

Trails
All recreational and developed trails accessible to the public are to be owned, operated, maintained and controlled by the CIty of Sheridan.

Trail Access to Public Parks/Open Space Areas
Parks/Open Space Areas will be owned and maintained by the CIty of Sheridan.

### 3. PRINCIPAL USES

No open space or recreational area shall be acceptable unless dedicated to the City of Sheridan, or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses. The following uses shall be noted as primary principle uses accepted in park and open space areas:

Recreational, Social, and Entertainment Uses: Public or commercial facilities for recreation, social or entertainment activity.

Permitted:

a. Food and beverage service, 560 to 1,000 square feet gross floor area (eg. Snack Bars). Any structures must be approved by Wrench Ranch.

b. Public Open Space

c. Public Playgrounds

d. Public Play Fields and Courts.

Consumer Goods and Services: Businesses that offer items for sale to the general public or services to the general consumer. These are the retail and service outlets used by residents to keep their households operating.

Permitted:

a. Retail Sales – Mobile Vendor Cart

b. Retail Sales – Outdoor (i.e., Farmers Market)

c. Parking lots

Public and Institutional Uses: Facilities of a public nature that are necessary for the functional or societal needs of the community.

Permitted:

a. Water Storage Sheds

b. Public Utility Facilities

c. Essential municipal, private and public utility uses, facilities, services and structures

d. Drainage swales, structures, berms, detention areas, and appurtenances

e. Irrigation channels, ditches, and appurtenances.

Agriculture Uses

Permitted:

Continued Agriculture production on undeveloped portions of the Master Plan.

Other community uses, services and facilities operated by a government or nonprofit organization are not permitted.

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## OPEN SPACE PRINCIPLES, GUIDELINES & STANDARDS
### SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
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DRAWN BY: MS
CHECKED BY: JMS
SCALE
HORIZ: NA
VERT: NA

PROJECT NO.
S09003

SHEET NO.
L-1

## A. INTRODUCTION – LANDSCAPE

1. GENERAL DESCRIPTION

The following is a summary of the Landscape Design Guidelines for the Wrench Ranch Annexation. Please also refer to the adopted Gateway Ordinance No. 2056 and the City of Sheridan Municipal Code.

2. LANDSCAPING GOALS

These design guidelines were prepared with several goals including:

a. Provide landscape Guidelines for the Wrench Ranch Annexations: Phase one and to guide future development.
b. Provide landscape setbacks and standards for Light Industrial, Mixed Use and Commercial land uses.
c. Minimize water use and promote the use of native and adapted plant materials.
d. Provide year–round color and interest.
e. Provide a consistent landscape treatment for adjacent streetscapes throughout the campus.
f. Minimize long–term maintanence.
g. Provide conformance with the visual character and design guidelines of the surrounding site.

## B. GENERAL LANDSCAPE DEVELOPMENT GUIDELINES

1. PURPOSE AND INTENT

a. Signed, approved grading plans/permits and all erosion control measures in place are to be submitted for review, prior to earthwork.
b. Site visibility triangles shall be used at all access intersections for public safety and welfare per the City of Sheridan's Municipal Code.
c. A plant palette that includes native and/or hardy adapted species will be used. All species will grouped according to water requirements.
d. Drip irrigation will be used for all parking lot islands, planting beds and perimeter plant materials.
e. Irrigated turf shall be a drought–tolerant turf–type.
f. All native seed grasses will receive a temporary or permanent irrigation system.
g. Soil preparation for all landscape areas shall include 3 inches of organic soil amendments spread over the top of topsoil and then rototilled in to a depth of 6–8 inches. Soil amendments to be rated Class II or greater. If salt conditions exist, only Class I soil amendments shall be accepted.
h. All trees will receive a 24 inch diameter saucer of shredded bark mulch, 4" deep. All shrub and perennial beds will also receive shredded cedar bark mulch.
i. A rolled top steel edge shall be placed between all shrub/perennial beds and turf areas, as well as between native grasses and irrigated grasses.

2. PLAN REQUIREMENTS

Format future landscape plans to a 24x36 or greater page size, unless local codes dictate otherwise. Provide a north arrow and bar scale. Show all utility lines, easements, sight triangles and parking lot lighting on landscape plans. Provide provisions on the plan for long term maintenance of all landscaped areas, including buffers as outlined in Section L.

## C. LANDSCAPE REQUIREMENTS

1. STREET TREE REQUIREMENTS

Main Street: 1 tree/20 l.f.
Street Tree Types: See recommended Planting List
Evergreen Requirement: Not required along commercial/retail frontage
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Industrial Drive: 1 tree/30 l.f.
Street Tree Types: See recommended Planting List
Evergreen Requirement: 75% evergreen required along Industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Internal Roads: 1 tree/30 l.f.
Street Tree Types: See recommended Planting List
Evergreen Requirement: 75% evergreen required along Industrial parcels and 50% along mixed use parcels. No evergreen use/percentage is required along commercial or retail frontage.
Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code
Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

## D. LANDSCAPE BUFFERS SETBACKS

Unless specified or decided on otherwise, front yard landscape buffers are measured from the right–of–way. If right–of–way is not applicable, it shall be measured from the property line. Rear and side yard landscape buffers are measured inward from the property line.

Light Industrial Use: 15' front yard landscaping with ornamental screen wall may be contained within 50' setback or 30' front yard landscaping without ornamental screen wall may be contained within 50' setback. 50' side and rear yard adjacent to other industrial uses and 50' side and rear yard buffer adjacent to residential or commercial uses. Where commercial uses occur in the Light Industrial area refer to "Commercial" requirements of this section.

Details: As measured from the road right–of–way

Additional Landscape Requirements: 1 Tree/50'; 75% evergreen, for front yard (unless covered by roadway requirements), cul–de–sac frontage and for lots adjacent to mixed use and commercial properties. No tree requirement for side and rear buffers for lots adjacent to industrial properties or open space.

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Commercial: 15' front, side* and rear* yard landscape buffer setback
(*Side and rear setbacks not required when adjacent to a shared drive isle or parking lot. In that case, side and rear setback to equal zero (0) along the common boundary.)

Details: As measured fron the road right–of–way. 15' landscape buffer required along the front, side and rear.

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees with a minimum 2" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

Mixed Use: 15' front, 15' rear and 5'* side yard landscape buffer setback (*Match landscape buffer to building setback – see architectural requirements.)

Street Tree Types: See recommended Planting List
Additional Landscape Requirements: 1 Tree/30'. (50% evergreen, except for commercial and retail uses). Tree requirements applicable for front and rear buffers (unless covered by roadway requirements or unless a property line falls within a private drive)

Parking Lot Screening: Per detail sheet and/or City of Sheridan Municipal Code

Notes: Provide large deciduous trees branched to a minimum of 6' height adjacent to all public sidewalks.

## E. INTERNAL LANDSCAPING

Light Industrial: 0%
Details: 0% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

Commercial: 5%
Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

Mixed–Use: 5%
Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above).

## F. PARKING LOT LANDSCAPING & SCREENING

a. Parking Lot Screening is required for all parking facing an adjacent roadway or property line.
b. Parking Lot Screening shall consist of 50% evergreen and/or other screening structure in the form of a screen wall or berm/planting combination.
c. Single parking lot islands to receive a minimum of 1 tree/6 shrubs per island and double parking lot islands to receive a minimum of 2 trees/12 shrubs per island.
d. Storage yards in industrial parcels are exempt from parking lot island tree and shrub requirements.

## G. GROUND PLAIN TREATMENTS

Living ground plain treatments (low water variety sods, seed mixes, ground covers) are encouraged, however organic mulches and aggregates are acceptable.

When organic mulches and aggregates are used, it is recommended living ground covers and planting materials cover mulches and aggregates to a 50% coverage; materials shown at mature size.
Organic mulches need to be fiberous and wind resistant. Aggregates shall be selected to match building covers and size of aggregates shall be coordinated between sites.

Recommended Seed Mixes (Other mixes may be suggested and reviewed)

Seed Blends: Pure Live Seed Only

Low Grow Prairie Grass Mix
Ephraim Crested Wheatgreass 30%
Perennial Ryegrass 25%
Blue Fescue 20%
Canada Bluegrass 15%
Chewings Fescue 10%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

Tallgrass Prairie
Big bluestem 30%
Little bluestem 25%
Switchgrass 20%
Sideoats grama 25%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

Wetland Mix (For use in detention and riparian areas)
Reed Canarygrass 45%
Meadow Brome 25%
Garrison Foxtail 20%
Climax Timothy 5%
Add – Tall Larkspur 5%

Rate: 30 Blk. Lbs/acre (PLS)

## H. RECOMMENDED PLANT MATERIALS

| BOTANICAL NAME/ COMMON NAME | WATER REQUIREMENT |
|---|---|
| STREET TREES (1.5" min. planting size) | |
| Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple | Adaptable |
| Sorbus sitchensis Western Mountain Ash | Dry/Adaptable |
| Populus balsamifera ssp. trichocarpa Black Cottonwood | Adaptable |
| Populus x deltoides spp. monlifera Plains Cottonwood | Adaptable |
| Populus x acuminate Lanceleaf Cottonwood | Adaptable |
| Celtis occidentalis* Western Hackberry | Dry |
| Fraxinus Americana Autumn Purple Ash | Dry/Adaptable |
| Populus Tremuloides Quaking Aspen | Adaptable |
| Gleditsia triacanthos Honey Locust | Dry/Adaptable |
| Farxinus pennsylvanica spp. Ash species | Adaptable |
| Salix alba Golden Russian Willow (For detention and riparian use) | Moist |
| *Use in native areas only – 5% max | |
| ORNAMENTAL TREES (1.5" caliper min. planting size) | |
| Malus species Prairifire Crabapple / Louisa Crabapple | Adaptable |
| Crataegus spp. Hawthorn | Dry to Adaptable |
| Koelreuteria paniculata Golden Rain Tree | Adaptable |
| Pyrus calleryana 'Prairie Gem' Prairie Gem Pear | Adaptable |
| EVERGREEN TREES (6' heigh min. planting size) | |
| Picea pungens Blue Spruce* | Adaptable |
| *At main Entry Locations Only – Preferably located in higher water use areas and outside of visibility triangles and corridors. Dwarf varieties are acceptable. | |
| Pinus flexilis 'Vanderwolf Pyramid' Pyramid Vanderwolf Pine | Dry to Adaptable |
| Pinus ponderosa Ponderosa Pine | Dry to Adaptable |
| Pinus nigra Austrian Pine | Dry to Adaptable |
| Pinus edulis Pinon Pine | Dry to Adaptable |
| Pseudotsuga menziesii Douglas Fir | Adaptable |
| SHRUBS (5 gallon minumum planting size) Partial Shrub List | |
| For full shrub list please reference: Natural Resource Conservation Service (www.plant–materials.nrcs.usda.gov/mtpmc). | |
| Buddleja davidii nanhoenisis 'Petite Plum' Compact Purple Butterfly Bush | Dry to Adaptable |
| Comus stolonifera spp. Redtwig Dogwood Species | Adaptable |
| Fallugia paradoxa Apache Plume | Dry to Adaptable |
| Juniperus horizontalis spp Horizontal Juniper species | Dry to Adaptable |
| Juniperus scopulorum 'Rocky Mtn.' Rocky Mtn. Juniper | Dry to Adaptable |
| Pervoskia atriplicifolia Russian Sage | Dry to Adaptable |
| Potentilla fruticosa spp. Potentilla species | Dry to Adaptable |
| Prunus tenella Dwarf Russian Flowering Almond | Dry to Adaptable |
| Rosa x spp. Rose species | Dry to Adaptable |
| ORNAMENTAL GRASSES (1 gallon min. planting size) | |
| Calamagrostis acu. 'Karl Foerster' Feather Reed Grass | Adaptable |
| Saccharum ravennae Silver Plume Grass | Adaptable |
| Schizachyrium scoparium Little Bluestem | Dry to Adaptable |
| Festuca glauca Blue Fescue | Dry to Adaptable |
| PERENNIALS | |
| Aquilegia caerulea Rocky Mtn. Columbine | Adaptable |
| Clematis x jackmanii Purple Clematis | Adaptable |
| Leucanthemum x spuerbum 'Aglaia' Double Shasta Daisy | Adaptable |
| Clematis temiflora Sweet Autumn Clematis | Adaptable |
| Wildflowers (Many varieties) | |

Cultivars of the above noted plant materials are acceptable. The use of Russian Olive and other invasive species will not be allowed.

Note: Additional Plant Materials may be approved per local agency documentation and from the Natural Resource Conservation Service (www.plant–materials.nrcs.usda.gov/mtpmc).

## I. PLANT MATERIALS & GROUND PLANE MATERIALS

Plant materials were selected to provide vertical interest and emphasis, texture and seasonal color. In addition, designers shall consider low maintenance, low water demand plants that once established, will take a minimum of care and maintenance. Many of the plants selected are native or adapted to Wyoming. Plants shall be grouped according to their size and water requirements for maximum benefit. The use of local aggregates and landscape mulches are encouraged.

## J. IRRIGATION

For maximum efficiency and reduction of irrigation water use, it is recommended to install drip irrigation to native plant materials throughout Wrench Ranch for an established period, minimum of three growing seasons. Once plant materials are established, it is beneficial to supplement natural rainfall only if extreme drought conditions are experienced. Winter watering is also recommended if the health of the plants are in danger due to lack of winter precipitation. The irrigation system shall be controlled with an automatic controller wihт a rain sensor/shut–off device installed (ET based systems are preferred). The irrigation backflow preventer shall be placed in a Protective Box or equal and located in a screened location.

Provide subsurface drip irrigation extending to all hanging baskets, ornamental pots and all trees located in native see areas.

Provide an irrigation plan and install irrigation components per City of Sheridan Municipal Code requirements. Refer to site specific geohazard report of irrigation setback requirements from building foundations.

## K. ALTERNATIVE COMPLIANCE

If an applicant needs to deviate from the adopted landscape design standards, the applicant shall provide on their company's letterhead an alternative compliance request. The request shall include the adopted landscape standard, the deviated and proposed standard and justification of the deviation request. The reviewing party shall administratively determine approval or denial of the application request.

## L. MAINTENANCE

Public landscaping (including street medians, public right–of–way and other public dedicated tracts) shall be owned and maintained by the applicable public entity.

Private landscaping (including all landscaping on a private lot and dedicated private easements) shall be maintained by the private property owner or association entity. Private landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include pruning, mowing of lawns, weeding, removal of litter and regular watering of all plantings. Should plant material die, the landscape contractor shall be responsible for the replacement of the plant(s) or tree(s) with two growing seasons after final acceptance and replacement shall be the owner's responsibility thereafter.

To achieve a uniform appearance and to reduce conflict, it is encouraged that one landscape contractor provide maintenance for all common landscape areas thus providing one primary source of contact and eliminating finger pointing if problems occur. The landscape contractor shall be responsible for starting the irrigation system in the spring, for winterizing the irrigation system in the fall and for maintaining the system throughout the year. Plant material shall be hand watered thoughout the winter months (minimum watering schedule – monthly or bi–monthly as weather conditions permit).

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# WRENCH RANCH PROPERTIES
# MASTER PLAN ~ PHASE 1
## LANDSCAPE PRINCIPLES, GUIDELINES & STANDARDS
### SHERIDAN COUNTY, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
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SCALE
HORIZ: NA
VERT: NA

PROJECT NO. S09003

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